



BANK OF MAHARASHTRA

(A Govt. of India Undertaking)
Head Office: 'Lokmangal', 1501, Shivajinagar, Pune 411005
Zonal Office: Mumbai Zonal Office, Janmangal 45/47,
Mumbai Samachar Marg, Fort, Mumbai-01
Telephone:022-22675899

Sale notice for sale of immovable properties (Appendix - IV –A)

E-auction Sale Notice for Sale of Immoveable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that below described immovable property mortgaged to Bank of Maharashtra (Secured Creditor), the physical possession of which has been taken by the Authorised Officer of Bank of Maharashtra will be sold on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and WHATEVER THERE IS" for recovery of the balance due to the Bank of Maharashtra from the borrowers and guarantors as mentioned in the table. Details of the Borrower/s and Guarantor/s, amount due, short description of the property and reserve price and the earnest money deposit are also given as under:

1) Morya Fashions (Partnership Firm)

Registered Office Add.

B-71/4, Shivkrupa Mulund Colony, Hindustan Chowk, Near Bank of Maharashtra, Mulund (West), Mumbai 400080

Alternate Address:

D-6, Shri Raj Laxmi Hitech Textile Park, Mumbai Nashik Bypass Road, Sonale Village, Bhiwandi, Kalher, Thane 421302

2) M/s. Pooja Fashion (Partnership Firm),

A-1201/1202, Dhaivat Towers, Kalpanagari, BR Road, Vaishali Nagar, Mulund, Mumbai-80

Also at, Room No.4A, East Block No.71, Near Church, Hindustan Chowk, Gurugobindsingh Marg,

Mulund Colony, Mulund West, Mumbai-80

Also at: Building AP/10, 101/102, Rajlaxmi Compound, Bhiwandi, Kalher, Thane-421302

3) Mr. Rajesh Keshavji Ganatra (Partner & Guarantor of no.1 and 2)

4) Ms. Pooja Rajesh Ganatra (Partner & Guarantor of no.1 and 2)

5) Mrs. Hemaxi Rajesh Ganatra (Partner of no.1 and Guarantor of no.1 & 2)

Sr.no.3, 4 and 5 residing at following addresses:

A-1201/1202, Dhaivat Towers, Kalpanagari, BR Road, Vaishali Nagar, Mulund, Mumbai-80

Also at, Room No.4A, East Block No.71, Near Church, Hindustan Chowk, Gurugobindsingh Marg,

Mulund Colony, Mulund West, Mumbai-80

Also at, Building AP/10, 101/102, Rajlaxmi Compound, Bhiwandi, Kalher, Thane-421302

Outstanding Dues for Recovery of which Property are being sold as per demand notice

- 1) Rs.5,27,11,920/- plus unapplied interest thereon 03.04.2018 towards cash credit facility and Rs.32,81,063/- plus unapplied interest thereon from 03.04.2018 towards term loan facility in respect of M/s Pooja Fashions
- 2) Rs.1,93,63,218.80 plus unapplied interest from 04.04.2018 towards cash credit facility and Rs. 14,57,422/- plus unapplied interest from 04.04.2018 towards term loan facility in respect of M/s Morya Fashions
- 3) Rs.1,13,25,147/-, plus interest thereon at contractual rates w.e.f. 11/07/2018 in respect of Housing Loan of Mr Rajesh Ganatra, Mrs Pooja Ganatra.

Lot No.	Description of properties	Reserve Price	EMD Amt.
1	Flat No.1201, admeasuring about 750 sq.ft. Carpet area and Flat no.1202 admeasuring 750 sq ft carpet area on the 12 th floor in the "A" Wing of the building known as "Dhaivat Co-op. Housing Society Ltd.", constructed on the land bearing CTS Nos.4,6,10,11 lying being and situated at Kalp Nagari Complex, Near Vaishali Nagar Bus Depot, Balrajeshwar Road, Mulund, Mumbai 400 080 *Flat no.1201 being secured asset in M/s Morya Fashions and Flat no.1202 being secured asset in housing loan in Rajesh Ganatra and M/s Pooja Fashions	Rs.2,88,00,000/- (Rupees Two Crores Eighty Eight Lakhs only)	Rs.28,80,000/- (Rupees Twenty Eight Lakhs Eighty Thousand Only)
2	Room No.4A, East Block No.71, Near Church, Hindustan Chowk, Gurugobindsingh Marg, Mulund Colony, Mulund West, Mumbai-82 adms 951.99 sq ft. (Secured Asset in M/s Pooja Fashions)	Rs.99,87,000/- (Rupees Ninety Nine Lakhs Eighty Seven Thousand only)	Rs.9,98,700/- (Rupees Nine Lakhs Ninety Eight Thousand Seven Hundred only)
Bid Increase Amount- Rs.50,000/- (Rupees Fifty Thousand)			
Inspection of the property: 11.11.2019 between 11:00 a.m.to 05:00 p.m.			
Date & Time for submission of request letter of participation / KYC Documents / deposit and Proof of EMD etc. by 28.11.2019 upto 05.00 p.m.			
Date & Time of e-auction 29.11.2019 between 11.30 a.m. to 12.30 p.m. with auto extension for 5 minutes in case bid is placed within last 5 minutes.			

For detailed terms and conditions of the sale, please refer to the link "<https://www.bankofmaharashtra.in/propsale.asp>" provided in the Bank's website. for information in respect of the above properties, you may contact **Mr Anant Hosurkar, Assistant General Manager, ARC: 9403973313**, or **Mr Aditya Prakash, Asst General Manager, SAM Br: 9890055110**, **Mr Kundal Mitra, Manager, 9681065553**. The intending purchaser may see title deeds deposited with Bank at Stressed Asset Management Branch and Mulund Colony with prior appointment.

Place: Mumbai
Date: 18.10.2019

(Anant L Hosurkar)
(Mobile no.8830426964)
Assistant General Manager(ARC)
& Authorised Officer
Bank of Maharashtra